

Differences between the H-2 to H-3 (all other uses are the same):

| Uses | H2 | H3 | Uses | H2 | H3 |
|-------------------------------|----|----|--|----|----|
| Apartment hotels | S | | Truck terminals | | P |
| Multiple family dwellings | S | | Truck wash facilities | | C |
| Single-family dwellings | S | | All other uses in this Use Group Heavy Commercial | P | P |
| Townhouses | S | | Coal yard | | P |
| Two-family dwellings | S | | Concrete dispensing units (small batch) | | S |
| Outdoor retail sales | | P | Creameries | | P |
| Retail sales | P | C | Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals | | S |
| Service and repair facilities | C | P | Liquefied petroleum, gas and similar gas used for fuel stored above ground | | S |
| Theaters (outdoor) | S | P | Outdoor vehicle storage | | C |
| Contractor services | C | P | Petroleum and petroleum products, bulk storage | | S |
| Cabinet shops or stores | | P | Warehouses | | P |
| Lumber yards | | P | Landfills, Limited | | S |
| Truck stops | | P | | | |

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|--------------------------------|
| P= Permitted by Right |
| C= Permitted with Conditions |
| S= Special Permit Required |
| blank= Not Permitted |
| red letters= changed by reFORM |

Height: No change in height: 55' unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (45').

Setbacks: Front yard setback is the same (20'). H-2 side yard is 5'; 20' when abutting residential. In the H-3 zoning district the side yard shall be the smaller of 15' or 10% of the lot width. Minimum side yard of 5 feet or if abutting residential a minimum side yard of 20 feet. Rear yard is the same (smaller of 30' or 20% of lot depth).

Parking: Same (1/300 sq. ft.) but increased distance from 300 feet to 600 feet.

Signs:

| | | | Today | | | reForm | |
|------------|--------------|---------------------------------------|------------------------|-------------------------|---|--------------------------------|--------------------------------|
| | | | Inside Front Yard | Outside Front Yard | | Inside Front Yard | Outside Front Yard |
| H-2 to H-3 | Freestanding | 1 per business per frontage OR | 50 sq. ft./15 ft. tall | 100 sq. ft./25 ft. tall | 1 per business per frontage OR | 50 sq. ft./15 ft. tall | 100 sq. ft./25 ft. tall |
| | Center | 1 per frontage | N/A | 150 sq. ft./35 ft. tall | 1 per frontage | N/A | 150 sq. ft./35 ft. tall |
| | | | | | 1 if within 660 ft of interstate | 150 sq. ft./15 ft. tall | 300 sq. ft./80 ft. tall |